



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, MARCH 27, 2007

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR ROBERT J. BENICH
VICE-CHAIR ROBERT L. ESCOBAR
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER SUSAN KOEPP-BAKER
COMMISSIONER MIKE R. DAVENPORT
COMMISSIONER RALPH LYLE
COMMISSIONER JOSEPH H. MUELLER

REGULAR MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

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DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: March 13, 2007

PUBLIC HEARING:

- 1) **ZONING AMENDMENT, ZA-07-04: CITY OF MORGAN HILL-DOWNTOWN PARKING EXEMPTION:** Request for amendment to the Morgan Hill Municipal Code, Title 18, Section 18.50.027 extending the sunset date for the exemption for on-site parking requirements for commercial/office uses within the Downtown area.

Recommendation: Open Public Hearing/Adopt Resolution with recommendation to forward the request to the City Council for approval.

- 2) **AMENDMENT TO DEVELOPMENT SCHEDULES FOR MEASURE C PROJECTS:** Requests to amend the residential development agreements for projects awarded a building allotment under the City's Residential Development Control System. The development schedules under Exhibit B of the Development Agreements for the following applications will be amended to extend the filing deadlines as requested, and each development schedule will be removed from Exhibit B and will be approved under separate Planning Commission Resolution.

- a. **DEVELOPMENT SCHEDULE FOR MEASURE P APPLICATION, MP-03-04: COCHRANE-BORELLO:** The applicant is requesting approval of an amended Development Agreement and development schedule for a 15-unit single-family residential development. A four-month extension of time is also requested for the Fiscal Year 2006-07 building allotments (7 units).

Recommendation:

- 1) Adopt Resolution recommending approval of the amended Development Agreement; and
- 2) Adopt Resolution approving the project development schedule as amended.

- b. **DEVELOPMENT SCHEDULE FOR MEASURE C APPLICATION, MC-04-26: COCHRANE-MISSION RANCH:** The applicant is requesting approval of an amended Development Agreement and development schedule for a 48-unit single -family residential development. A four-month extension of time is also requested for the Fiscal Year 2006-07 building allotments (18 units).

Recommendation:

- 1) Adopt Resolution recommending approval of the amended Development Agreement; and

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- 2) Adopt Resolution approving the project development schedule as amended.

c. **DEVELOPMENT SCHEDULE FOR MEASURE C APPLICATION, MC-04-25:**

COCHRANE-LUPINE: The applicant is requesting approval of an amended Development Agreement and development schedule for 36 units (Phases 3b, 4 & 5) in an overall 92-unit single-family residential development. An extension of time is also requested for the Phase 3b, FY 2006-07 building allotments (18 units).

- Recommendation:**
- 1) Adopt Resolution recommending approval of the amended Development Agreement; and
 - 2) Adopt Resolution approving the project development schedule as amended.

d. **DEVELOPMENT SCHEDULE FOR MEASURE C APPLICATION, MC-04-19: E.**

MAIN-MARRAD/SAN SAVIGNO: The applicant is requesting approval of an amended Development Agreement and development schedule for a 26-unit single-family residential development. A four-month extension of time is also requested for the Fiscal Year 2006-07 building allotments (13 units) and a two-month extension of time is also requested for the Fiscal Years 2007-08 (5 units) and 2008-09 (8 units) building allotments.

- Recommendation:**
- 1) Adopt Resolution recommending approval of the amended Development Agreement; and
 - 2) Adopt Resolution approving the project development schedule as amended.

e. **DEVELOPMENT SCHEDULE FOR MEASURE C APPLICATION, MC-04-27: WRIGHT-**

MANANA: The applicant is requesting approval of an amended Development Agreement and development schedule for a 15-unit single-family attached residential development. A four-month extension of time is also requested for the Fiscal Year 2006-07 building allotments (7 units).

- Recommendation:**
- 1) Adopt Resolution recommending approval of the amended Development Agreement; and
 - 2) Adopt Resolution approving the project development schedule as amended.

f. **DEVELOPMENT SCHEDULE FOR MEASURE P APPLICATION, MP-02-03: TILTON-**

GLENROCK: The applicant is requesting approval of an amended Development Agreement and development schedule for an 81-unit, single-family multi-family residential development.

- Recommendation:**
- 1) Adopt Resolution recommending approval of the amended Development Agreement; and
 - 2) Adopt Resolution approving the project development schedule.

g. **DEVELOPMENT SCHEDULE FOR MEASURE P APPLICATION, MMP-03-01:NATIVE**

DANCER-QUAIL MEADOWS: The applicant is requesting approval of an amended Development Agreement and development schedule for a six-unit, custom single-family residential development. A one-year extension of time is also requested for two of the four custom lots.

- Recommendation:**
- 1) Adopt Resolution recommending approval of the amended

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- Development Agreement; and
- 2) Adopt Resolution approving the project development schedule as amended.

- h. **DEVELOPMENT SCHEDULE FOR MEASURE C APPLICATION, MC-04-22:JARVIS-SOUTH VALLEY DEVELOPERS/MADRONE PLAZA:** The applicant is requesting approval of an amended Development Agreement and development schedule for a 78-unit multi-family residential development. A six-month extension of time is also requested for the Fiscal Year 2006-07 building allotments (36 units).

Recommendation:

- 1) Adopt Resolution recommending approval of the amended Development Agreement; and
- 2) Adopt Resolution approving the project development schedule as amended.

- i. **DEVELOPMENT SCHEDULE FOR MEASURE C APPLICATION, MC-05-02: JARVIS-SOUTH COUNTY HOUSING/MADRONE PLAZA:** The applicant is requesting approval of a development schedule for a 95-unit multi-family residential development. A six-month extension of time is also requested.

Recommendation:

- 1) Adopt Resolution recommending approval of the amended Development Agreement; and
- 2) Adopt Resolution approving the project development schedule as amended.

- j. **DEVELOPMENT SCHEDULE FOR MEASURE C APPLICATION, MMC-04-07:GINGER-CUSTOM ONE:** The applicant is requesting approval of an amended Development Agreement and development schedule.

Recommendation:

- 1) Adopt Resolution recommending approval of the amended Development Agreement; and
- 2) Adopt Resolution approving the project development schedule as amended.

- k. **DEVELOPMENT SCHEDULE FOR MEASURE C APPLICATION, MMC-04-06: SAN PEDRO-AHMADI:** The applicant is requesting approval of an amended Development Agreement and development schedule for a 3-unit multi-family residential development.

Recommendation:

- 1) Adopt Resolution recommending approval of the amended Development Agreement; and
- 2) Adopt Resolution approving the project development schedule as amended.

- l. **DEVELOPMENT SCHEDULE FOR MEASURE C APPLICATION, MMC-04-05: DEL MONTE-GIOVANNI:** The applicant is requesting approval of an amended Development Agreement and development schedule for a six-unit multi-family residential development. A six-month extension of time is also requested.

Recommendation:

- 1) Adopt Resolution recommending approval of the amended Development Agreement; and

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- 2) Adopt Resolution approving the project development schedule as amended.

- 3) **MEASURE F POLICY RECOMMENDATION/ REVIEW PLANNING COMMISSION SUBCOMMITTEE WORK PLAN:** A request to recommend approval of a policy to implement Measure F, the Downtown Building Allotment Set-aside approved by the voters in November 2006. Review the Planning Commission's Subcommittee Work Plan on amendments to the Residential Development Control System.

Recommendation:

- 1) Adopt Resolution recommending approval of a policy establishing procedures for implementing Measure F.
- 2) Review the Planning Commission Subcommittee's Work Plan on amendments to the RDCS evaluation criteria.

- 4) **CALTRANS FENCING AT COCHRANE ROAD/HIGHWAY 101:** Discussion of CalTrans response to the Planning Commission request to remove the chain link fencing along the freeway right-of-way at the City's Gateway Area at the Cochrane Road and Highway 101 interchange.

Recommendation: Discussion item.

TENTATIVE UPCOMING AGENDA ITEMS FOR THE APRIL 10, 2007 MEETING:

- **ZAA-81-10: Peak-Taylor Wheeler Planning/Pacific Coast Manor**
- **ZAA-05-09: Church-Alcini**
- **Multi-Family Vacancy Rate Report**

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

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The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.